

AVAILABLE

1 ACRE TO 5 ACRE PAD SITES ON I-20 VAN, TX

NE quadrant of Interstate 20 and FM Hwy 314



CALL BROKER FOR ADDITIONAL INFORMATION

Greg Cagle
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COLDWELL BANKER
COMMERCIAL
REALTY

SALE

NE QUADRANT OF INTERSTATE 20 AND HWY 314

NE quadrant of Interstate 20 and Hwy 314 Van, TX 75790



VISUAL MEDIA

PROPERTY DESCRIPTION

An exceptional development or investment opportunity in the heart of Van, TX, offering unparalleled potential for development. This property is uniquely unzoned, providing endless possibilities for growth and innovation. With 900 ft. of prime highway frontage along the Interstate 20 service road, and a substantial traffic count of 40,000 VPD on I-20 and over 6,000 VPD on FM 314 (2022), this site ensures exceptional visibility and accessibility. City utility services are readily available to the site, catering to various business needs. Whether envisioned for retail, restaurant, hotel, or multi-use development, this property presents an ideal canvas for ambitious ventures. Additionally, the option for expanding or undertaking larger projects further enhances the appeal of this prime location.

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OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	20 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,167	2,830	3,110
Total Population	2,940	7,403	8,056
Average HH Income	\$65,525	\$65,929	\$65,920



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OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	1 to 5 Acre Pads
	Total acreage 43 acres
Zoning:	Unzoned
Traffic Count:	39,000

PROPERTY OVERVIEW

As East Texas continues to grow, premium sites for commercial development such as this become more rare. All utilities are to the site. Elevated slightly, there is superior visibility of the Interstate with easy access via the 2-way service road. Love's Travel has now expanded their operation to a second corner now having the NE and NW corners of the interchange. A new Pilot Travel Center with market has just been completed on the SE corner. Starbucks and Wendy's opened in November of 2023 and Southern Tire has now been completed and open for business. High traffic counts. Connecting Dallas (70 miles) and Shreveport (115 miles) this location is an ideal stopover for travelers. 20 minutes each to Canton and Lindale with Tyler only 27 miles away.

The City of Van considers this interchange as the 'Gateway to Van' and is anxious to work with developers to bring commercial uses to this area. A 'HIGHEST AND BEST' land use study has shown that the area is underserved for hotels, restaurant and retail uses. Easy on and off of the Interstate, great visibility, easy access, and utilities to the site make this site ready for development and construction.

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PROPERTY HIGHLIGHTS

- 900 ft. of highway frontage
- 2-way service road of Interstate 20
- 1 to 5 acre pad sites available on I-20
- Excellent Visibility and Accessibility to the Interstate
- City utility services to the site
- Ideal for hotel, retail, restaurant
- Additional land available
- Minutes to Tyler and Canton and only 70 miles to Dallas
- 39,000 VPD on I-20 and over 6,000 VPD on FM 314 (2022)

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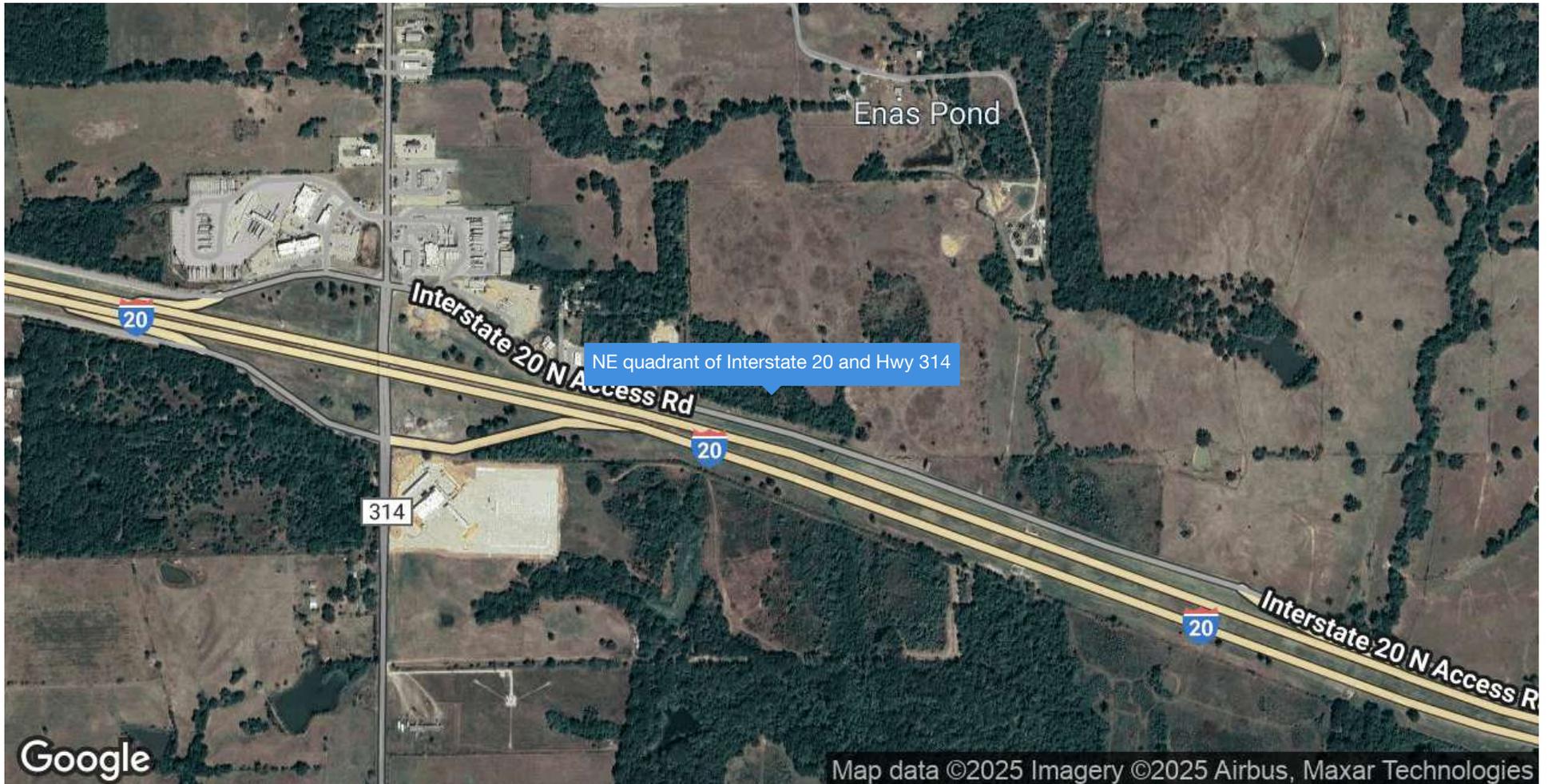
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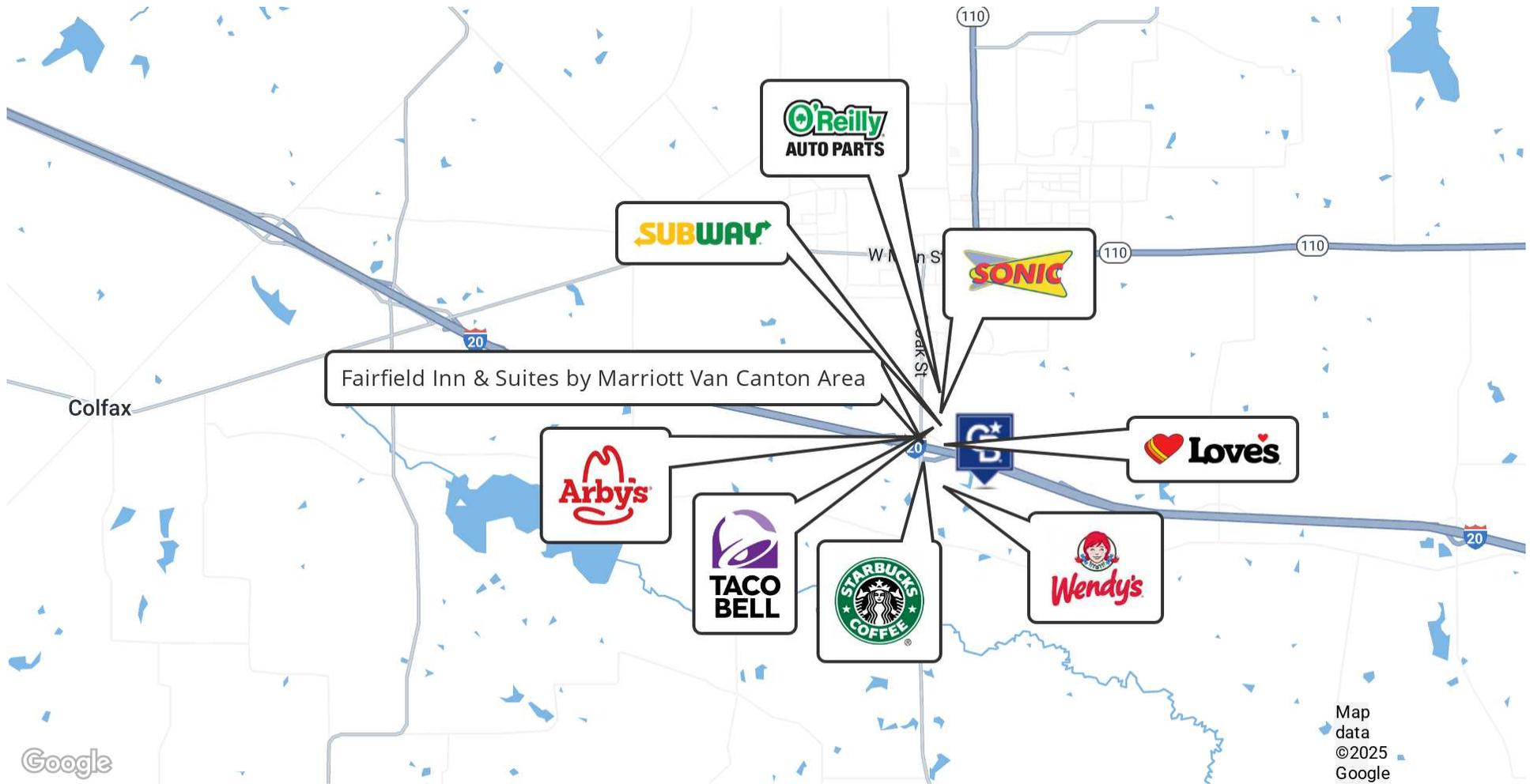




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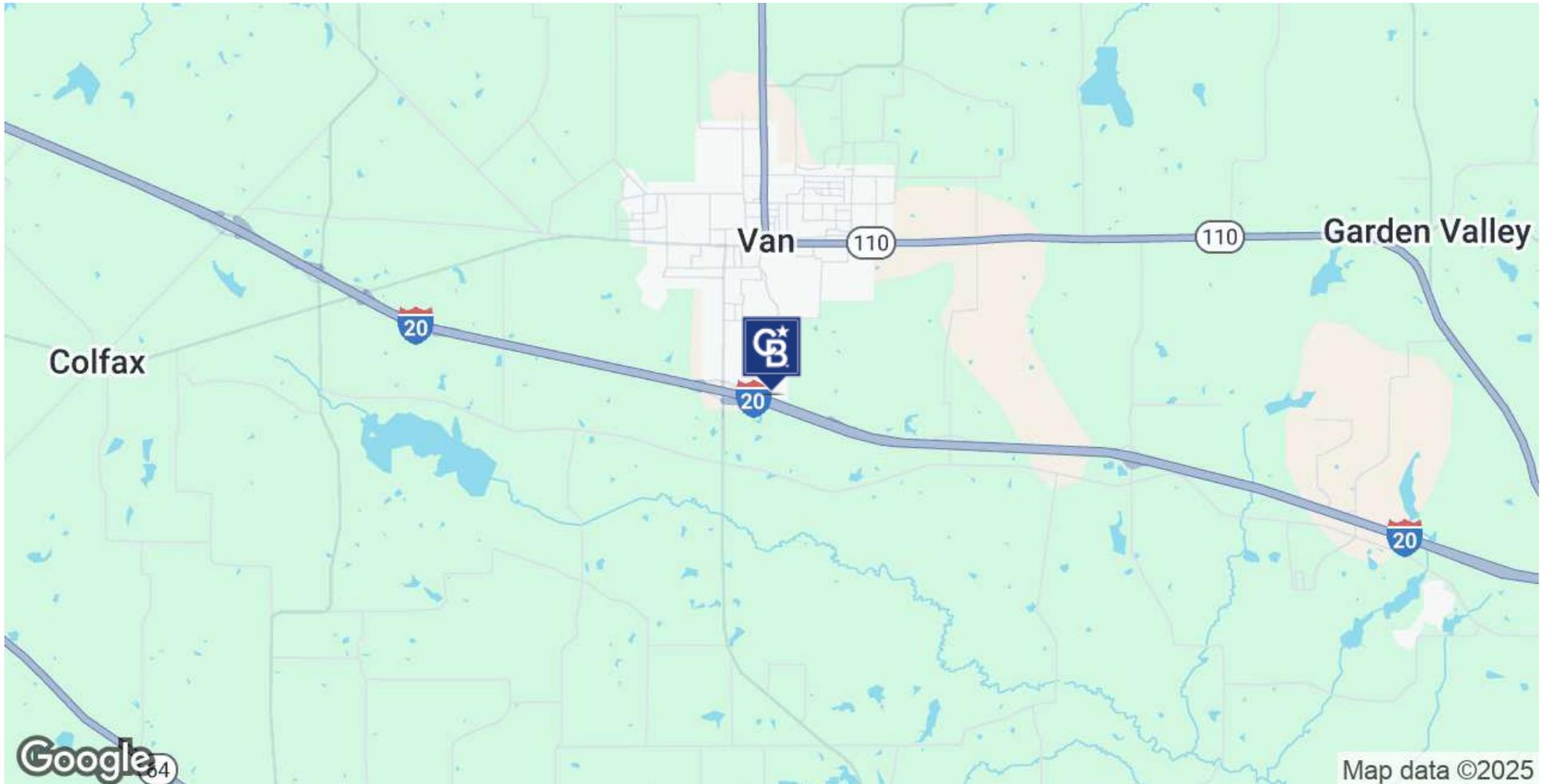
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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counteroffer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

IABS 1-0 Date

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